



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: MAY 23, 2005

III. 3.
ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-05-11
2196 ORANGE AVENUE

DATE: MAY 12, 2005

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER
(714) 754-5611

PROJECT DESCRIPTION

The applicant is requesting approval of a variance to legalize a 6-foot high block wall on the front property line (a 10-foot front setback is required); a minor design review to construct a new, 3,023 sq. ft., two-story, single-family residence; a development review for conversion of a 952 sq. ft. detached residence into a granny unit; and a minor modification to allow a 2 foot encroachment into the required 20 foot front setback.

APPLICANT

The project applicants are Greg and Lori Wilson, who are also the property owners.

RECOMMENDATION

Deny the variance for the block wall and minor modification, and approve the minor design review and development review by adoption of Planning Commission resolution, subject to conditions.

MEL LEE, AICP
Senior Planner

R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 2196 Orange Ave Application: PA-05-11

Request: Variance for the block wall and minor design review, development review, and minor modification, in conjunction with a new two-story residence and a granny unit.

SUBJECT PROPERTY:

Zone: R1
 General Plan: Low Density Residential
 Lot Dimensions: 55 FT x 156 FT
 Lot Area: 8,580 SF
 Existing Development: 2 one-story residences

SURROUNDING PROPERTY:

North: Surrounding properties are residential and constructed
 South: with residences
 East:
 West:

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	60 FT (Corner Lot)	55 FT*
Lot Area	6,000 SF	8,580 SF
Density:		
Zone	1 du/6,000 SF	1 du/8,580 SF
General Plan	1 du/6,000 SF	1 du/8,580 SF
Building Coverage:		
Buildings	NA	2,924 SF (34%)
Paving	NA	900 SF (11%)
Open Space	3,432 SF (40%)	4,756 SF (55%)
TOTAL		8,580 SF (100%)
Building Height:		
Building Height	2 Stories 27 FT	24 FT, 6IN (Main House)
Chimney Height	NA	NA
First Floor Area (Main House)	NA	975 SF (Main House) 672 SF (Attached Garage) 1,647 SF (Total)
Second Floor Area	NA	1,376 SF
Ratio of First Floor to Second Floor**	80%	84%
Setbacks		
Front (Main House)	20 FT	18 FT***
Side (left/right) (Main House)	(1 Story) 10 FT/5 FT (2 Story) 10 FT Avg. **	20 FT/5 FT (1 Story) 20 FT/10 FT (2 Story)
Rear (Granny Unit)	10 FT	25 FT
Rear Yard Lot Coverage		
	NA	NA
Block Wall Height In Front Yard		
	3 FT	6 FT***
Parking:		
Covered	2	3
Open	4	3
TOTAL	6 Spaces	6 Spaces
Driveway Width:	10 FT	20 FT

NA = Not Applicable or No Requirement

*The Property is Legal Nonconforming

**Design Guideline

***Does not comply with code; variance and/or minor modification required.

CEQA Status Exempt, Class 3

Final Action Planning Commission

BACKGROUND

The subject site is a corner lot with frontages on Orange Avenue and 22nd Street. The site contains two detached dwelling units, one of which (the one closest to Orange Avenue) will be demolished to accommodate the proposed two-story residence; the remaining residence, which is a 1,277 square foot (including garage), 2 bedroom, one bath home, is proposed to be converted to a granny unit. Conversion of the nonconforming residence to a granny unit will allow demolition of the existing residence and construction of a new residence.

The proposed two-story residence unit is 1,647 square feet on the first floor (including garage) and 1,376 square feet on the second floor. The first floor will have a living room, family room, dining room, kitchen and powder room; the second floor will have three bedrooms, two bathrooms, and a bonus room. A 2-car garage, with 2 open parking spaces, is proposed for the 2-story unit. An existing one car garage and a proposed open parking space for the granny unit will result in a total of 6 on-site spaces, which complies with the number of parking spaces required by code.

The various entitlements related to the proposed project (variance, minor design review, development review, and minor modification) are discussed below.

ANALYSIS**Variance For Existing Block Wall**

The subject property has an existing 6-foot high block wall along the Orange Avenue and 22nd Street frontages. Under Code, the maximum height for a wall within the first 10 feet of the front of a property (Orange Avenue) is 3 feet. According to the applicant, the wall has been there for 20 years and was in place at the time he purchased the property, however, the City has no record of a building permit for the wall. Additionally, City Codes have required a 10-foot front setback for walls 6 feet in height since approximately 1980. As a result, the applicant is requesting approval of a variance to legalize the 6-foot high wall in its current location along the Orange Avenue frontage.

City code allows granting a variance where special circumstances applicable to the property exist (such as an unusual lot size, lot shape, topography, or similar features) and where strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other property in the vicinity under an identical zoning classification. Other factors (such as existing site improvements) may also be considered.

In the justification for the variance requested by the applicant (a copy of which is attached to this report) the applicant states the 6-foot high wall is necessary to maintain privacy and protection from the existing OCTA bus stop at the front of the property. However, it is staff's opinion that this does not provide a special circumstance that would justify approval of the variance because a 6-foot high wall could be constructed at the 10-foot setback required by Code and still provide the privacy and protection desired by the applicant. Additionally, because the site is rectangular and flat (in other

words, does not have any unusual shape or topography features) and the existing structure closest to Orange Avenue will be removed to accommodate the proposed project, there would be no existing site improvements that would justify approval of the variance.

Minor Design Review For Two-Story Residence

As indicated earlier, the proposed unit is 1,647 square feet on the first floor (including garage) and 1,376 square feet on the second floor, which results in a second floor to first floor ratio of 84%; the maximum ratio recommended in the City's Residential Design Guidelines is 80%. Because the proposed two-story construction does not comply with this standard, approval of a minor design review is required. This allows review of the structure's scale, site planning, landscaping, appearance, and any other applicable features relative to a compatible and attractive development. Normally, the Zoning Administrator would review the minor design review; however, to expedite processing, the request is being combined with the variance and other entitlements so that Planning Commission may concurrently consider all requests related to the project.

Although the second floor exceeds the 80% second floor to first floor ratio as recommended in the City's Residential Design Guidelines, it is staff's opinion that the proposal meets the intent of the design guidelines. Specifically, the proposed two-story residence incorporates multiple building planes and breaks in the roof to create visual interest and adequate transitions from the first to second floor. As a result, the proposed residence is consistent with the intent of the Residential Design Guidelines.

Development Review

As indicated previously, the remaining one-story, 1,277 square foot (including garage), 2 bedroom, one bath home, is proposed to be converted to a granny unit. State law requires cities to allow granny units in R1 zoned properties provided that the occupant(s) is at least 62 years of age and the structure complies with local zoning requirements. The proposed granny unit satisfies these requirements. A condition of approval has been included (condition number 8) requiring a land use restriction be recorded prior to the issuance of building permits. This land use restriction will inform future property owners that no more than two residents, who are no less than 62 years of age, can occupy the granny unit.

Minor Modification

The applicant is requesting a minor modification to allow a portion of the second floor to cantilever over the first floor and encroach 2 feet into the required 20-foot front setback. It is staff's opinion that the proposed encroachment does not enhance the architecture and design of the portion of the residence visible from the street. Also, there is room to push the entire house back 3 feet and still provide the required 10 foot separation between the proposed house and the granny unit.

H

ALTERNATIVES

The Commission has the following alternatives:

1. Approve PA-05-11, with the exception of the requested variance and minor modification, as recommended by staff;
2. Approve PA-05-11, including the requested variance and minor modification; or
3. Deny PA-05-11.

CONCLUSION

If the variance and minor modification were denied, it would not prevent the other entitlements related to the project from being approved. Therefore, staff is recommending that the project be approved with the exception of the variance and minor modification.

Attachments: Planning Commission Resolution
 Exhibit "A" Draft Findings
 Exhibit "B" Conditions of Approval
 Applicant's Project Description and Justification
 Zoning/Location Map
 Plans/Photos

cc: Deputy City Manager - Dev. Svcs. Director
 Sr. Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Greg and Lori Wilson
20302 Magnolia Street
Huntington Beach, CA 92646

File Name: 052305PA0511	Date: 051205	Time: 4:00p.m.
-------------------------	--------------	----------------

RESOLUTION NO. PC-05-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-05-11**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Greg and Lori Wilson, owners of the real property located at 2196 Orange Avenue, requesting approval of a variance to legalize a 6-foot high block wall on the front property line (a 10-foot front setback is required); a minor design review to construct a new, 3,023 sq. ft., two-story, single-family residence; a development review for conversion of a 952 sq. ft. detached residence into a granny unit; and a minor modification to allow a 2 foot encroachment into the required 20 foot front setback; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 23, 2005.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **DENIES** Planning Application PA-05-11 with respect to the variance and minor modification, and **APPROVES** Planning Application PA-05-11 with respect to the minor design review and development review, for the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-05-11 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 23rd day of May, 2005.

Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on May 23, 2005, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) with regard to the minor design review in that the project complies with the City of Costa mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. The proposed construction complies with the intent of the residential design guidelines because the elevations incorporate multiple building planes and breaks in the roof to create visual interest. The residence incorporates variation in building heights and forms, as well as variation in the depth of the floor plans to alleviate building mass. Appropriate transitions between first and second floors have been made as well as the provision of second floor offsets to avoid unrelieved two-story walls. This minor design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The proposed development and use is compatible and harmonious with uses on surrounding properties.
 - Safety and compatibility of the design of the buildings, landscaping, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - The project is consistent with the General Plan.
 - The planning application is for a project-specific case and does not establish a precedent for future development.
 - The cumulative effect of all the planning applications have been considered.
- C. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(6) with regard to the minor modification because the encroachment will be materially detrimental to the health, safety, and general welfare of persons residing within the immediate vicinity of the project or to property and improvements within the neighborhood. Specifically, the proposed encroachment does not enhance the architecture and design of the portion of the residence visible from the street. Also, there is room to push the entire house back 3 feet and still provide the required 10-foot separation between the proposed house and the granny unit.
- D. The information presented does not comply with section 13-29(g)(1) of the Costa Mesa Municipal Code, with regard to the variance, in that special circumstances applicable to the property do not exist to justify granting of the variance from wall height requirements. Strict application of the zoning ordinance would not deprive the property owner of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. Specifically, a 6-foot high wall could be

constructed at the 10-foot setback required by Code and still provide the privacy and protection desired by the applicant. Additionally, because the site is rectangular and flat and the existing structure closest to Orange Avenue will be removed to accommodate the proposed project, there will be no existing site improvements that interfere with the placement of the wall at the required setback. The deviation would constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is located.

- E. The information presented substantially complies with Costa Mesa Municipal Code with regard to the development review in that the granny unit complies with all applicable provisions of the General Plan and the Zoning Code.
- F. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- G. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. Street addresses shall be displayed on the fascia adjacent to the main entrance or front door in a manner visible from the public street and alley. Numerals shall be a minimum 4 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
2. The conditions of approval for PA-05-11 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 7 p.m., on Saturday. Construction is prohibited on Sundays and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off site, such as painting and other quiet interior work.
4. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
5. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
6. Exterior elevations shall be submitted for pre-plan check review and approval by the Planning Division. Building materials and colors for new residence shall be compatible with existing granny unit. Once the exterior elevations have been reviewed and approved by the Planning Division, the exterior elevations shall be incorporated into the plan check drawings.
7. Existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed, and shall be replaced on a 1-to-1 basis. This condition shall be completed under the direction of the Planning Division.
8. The applicant shall contact Comcast (cable television) at 200 Paularino, Costa Mesa, (888.255.5789) prior to issuance of building permits to

- arrange for pre-wiring for future cable communication service.
- Eng. 9. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling.

CODE REQUIREMENTS

- | | |
|--------------|---|
| Bus.
Lic. | 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained. |
| Plng. | 2. Approval of the zoning action is valid for one (1) year and will expire at the end of that period unless building permits are obtained and business commences or the applicant applies for and is granted an extension of time.

3. Development shall comply with all requirements of Section 13-32, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.

4. All new on-site utility services shall be installed underground.

5. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.

6. Any mechanical equipment such as air-conditioning equipment and ductwork shall be screened from view in a manner approved by the Planning Division. No rooftop mechanical equipment shall be permitted.

7. A land use restriction, executed by and between the applicant and the City of Costa Mesa, shall be recorded prior to the issuance of building permits. This land use restriction shall inform future property owners that no more than two residents, who are no less than 62 years of age, shall occupy the granny unit. Additionally, the granny unit shall be served from the same utility meters (electric, gas, and water) as the main dwelling unit on the property. Applicant shall submit to the Planning Division a copy of the legal description for the property, and either a lot book report or current title report identifying the current legal property owner so that the document may be prepared. |
| Bldg. | 8. Comply with the requirements of the California Code of Regulations, Title 24, also known as the California Building Standards Code, as amended by the City of Costa Mesa.

9. Prior to or concurrent with the submittal of plans for grading/building/ plan check/submittal of final subdivision map for engineering plan check, the applicant shall prepare and submit documentation for compliance with the State Water Resources Control Board (SWRCB) Water Quality Order 99-08-DWQ; National Pollutant Discharge Elimination System (NPDES) Permit No. CAS000002 for Storm Water Discharges Associated with Construction Activity (General Permit); the California Regional Water Quality Control Board (RWQCB) Santa Ana Region Order No. R8-2002-0010 and NPDES Permit No. CAS618030; and, the City of Costa Mesa Ordinance No. 97-20 for compliance with NPDES Permit for the City of Costa Mesa. Such documentation shall include a Storm Water Pollution Prevention Plan (if over 5 acres) and a Water Quality Management Plan (WQMP) identifying |

and detailing the implementation of the applicable Best Management Practices (BMPs).

10. The project applicant shall require the contractor to comply with the SCAQMD's regulations during construction, including Rule 402 which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction. Specific measures to reduce fugitive dust shall include the following:
 - a. Moisten soil prior to grading.
 - b. Water exposed surfaces at least twice a day under calm conditions and as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
 - c. Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.
 - d. Wash mud-covered tires and under-carriages of trucks leaving construction sites.
 - e. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites.
 - f. Securely cover loads of dirt with a tight fitting tarp on any truck leaving the construction sites to dispose of excavated soil.
 - g. Cease grading during periods when winds exceed 25 miles per hour.
 - h. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance.
- Eng. 11. At the time of development, submit for approval an off-site plan to the Engineering Division and grading plan to the Building Division that shows sewer, water, existing parkway improvements and the limits of work on the site, both prepared by a civil engineer or architect. Construction access approval must be obtained prior to building or engineering permits being issued by the City of Costa Mesa. Pay off-site plan check fee to the Engineering Division. An approved off-site plan and fee shall be required prior to engineering/utility permits being issued by the City.
12. A construction access permit and deposit of \$935 for street sweeping will be required by the Engineering Division prior to the start of any on- or off-site work.
13. Submit required cash deposit or surety bond to guarantee construction of offsite street improvements at time of permit per Costa Mesa Municipal Code Section 15-32, and as approved by City Engineer. Cash deposit or surety bond amount to be determined by the City Engineer.
14. Obtain a permit from the Engineering Division at the time of development and then construct P.C.C. residential sidewalk per City of Costa Mesa standards as shown on the offsite plan, including four feet clear around obstructions in the sidewalk. This requirement may be modified in accordance with the procedures described in City Code Section 13-72.1.
15. Obtain a permit from the Engineering Division at the time of development

and then construct P.C.C. driveway approach per City of Costa Mesa standards as shown on the offsite plan. Locations and dimensions are subject to approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.

16. Dedicate a diagonal corner cut-off sidewalk easement at the corner of Orange Avenue and 22nd Street per CCM STD DWG 214.
17. Submit legal description for new area of dedication, plat of new dedication area, both prepared by a registered Civil Engineer or Land Surveyor, and Title Report Update of subject property.
18. Remove private improvements from public right-of-way.
- Trans. 19. Reconstruct westerly drive approach on 22nd Street per City Standard. Comply with minimum clearance requirements from property lines and any vehicular obstructions. Maximum "W" dimension shall be 16 feet.
20. Relocate "No Parking" sign on 22nd Street to accommodate new drive approach.
21. The fence shall comply with City of Costa Mesa Walls, Fences, and Landscaping Standards and Specifications in order to maintain sufficient visibility at both driveways.
- Fire 22. Provide an approved smoke detector to be installed in accordance with the 2001 Edition of the Uniform Fire Code.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani. 1. It is recommended that the developer contact the Costa Mesa Sanitary District at 949.645.8400 for current district requirements.
- School 2. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.
- State 3. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

124

CITY OF COSTA MESA PLANNING APPLICATION

PROJECT DESCRIPTION AND JUSTIFICATION

1. Project Address: *GREG WILSON*
2196 ORANGE AVE. COSTA MESA CA.
2. Fully describe your request:
Variance to allow keeping the existing six foot block wall as it is currently located, 10 feet from the curb of ORANGE AVE. inside the property line of 2196 ORANGE AVE.
PLEASE SEE ATTACHED DOCS.
3. Justification:
- A. For a Conditional Use Permit or Minor Conditional Use Permit: On a separate sheet, describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.
- B. For a variance or Administrative Adjustment: On a separate sheet, describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.
4. This project is: (check where appropriate)
- ☐ In a flood zone. ☐ In the Redevelopment Area.
- ☐ Subject to future street widening. ☐ In a Specific Plan Area.
- ☐ Includes a drive-through facility.
(Special notice requirements, pursuant to GC Section 65091 (d))
5. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST reproduced on the rear of this page and have determined the project:
- ☒ Is not included in the publication indicated above.
- ☐ Is included in the publication indicated above.


Signature

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

4/14/05
Date

APR 14 2005

CITY OF COSTA MESA PLANNING APPLICATION

PROJECT DESCRIPTION AND JUSTIFICATION

1. Project Address: 2196 Orange Avenue, Costa Mesa, CA

2. Description of Request:

Variance to allow keeping the existing six-foot block wall as it is currently located, 10 feet from the curb of Orange Avenue on the property line of 2196 Orange at the corner of Orange and 22nd Street. If left as is, the wall would not conform to front set-back requirements, stating that the wall should be 10 feet from property line. This request is necessary to allow for proposed improvements under project planning activity #ZA-04-108 for a minor design review to construct a new 2-story single family residence with existing detached granny unit to remain.



RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

APR 14 2005

16

3. The following points support approval of this variance:

General concerns including safety:

- The six foot height provides privacy and safety to the residence from strangers standing in our front yard.
- Concerned about our children's safety knowing that strangers can be standing at the bus stop only a few feet away watching them with nothing to block views of yard and windows.
- Moving the existing wall 10 feet into the property would place the yard area on the street-side of the wall with no reasonable barrier or line of protection
- Bus stop eliminates all front parking.
- Wall provides a barrier and for any vehicle that misses the turn and would otherwise drive into the front yard.



Privacy concerns

- If the wall is moved further onto our property, bus stop users view this setback area as available for their use to loiter as if they were sitting in a park.
- Specifically, they would seek shade from trees located on our private property.
- In the evening headlights of cars and trucks from the 4-way stop shine through the windows. If the wall was moved back 10 feet the traffic head lights would become a major issue from inside the house





Aesthetic and Sound Buffer for Bus stop.

- Users often wait several minutes for the next bus and trash is often left behind.
- Sound barrier for stop and go traffic for busy four-way stop intersection (22nd and Orange) Bus traffic
- Wall provides a barrier for particulate matter vehicle exhaust in front yard. Since particulate matter settles or attaches easily, the wall traps some of the most harmful particulate from coming into yard.
- Wall height and setback is placed consistently with others in the neighborhood.
- Wall has been newly resurfaced and is a pleasing hardscape for this redeveloping neighborhood.



Property located one block south on Orange Avenue.

February 6, 2005

City of Costa Mesa
Planning Department
Costa Mesa, CA

Subject: Proposed Construction for Property Located at 2196 Orange, Costa Mesa

To Whom It May Concern:

The below signature on this letter signifies said approval to construct a new 2260 square foot two-story home on the corner of Orange and 22nd Ave. Having reviewed the elevation and floor plans for this two-story home, which replaces the existing 596 square foot house, the undersigned adjacent property owner hereby gives their approval to construct this project.

Edward Kopp 2/7/05
Signature Date

Edward Kopp 204 E 22nd Street Costa Mesa
Printed name and address

D. N. With 2/7/05
Property Owner, 2196 Orange, Costa Mesa, CA

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

FEB 2 2005

February 6, 2005

City of Costa Mesa
Planning Department
Costa Mesa, CA

Subject: Proposed Construction for Property Located at 2196 Orange, Costa Mesa

To Whom It May Concern:

The below signature on this letter signifies said approval to construct a new 2260 square foot two-story home on the corner of Orange and 22nd Ave. Having reviewed the elevation and floor plans for this two-story home, which replaces the existing 596 square foot house, the undersigned adjacent property owner hereby gives their approval to construct this project.

Thomas T. Wood, Jr.

Signature

2/7/05

Date

Thomas T. Wood, Jr. 2197 Orange Ave, Costa Mesa, CA 92627

Printed name and address/

D. Wilson

2/7/05

Property Owner, 2196 Orange, Costa Mesa, CA

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT
FEB 23 2005

2196 ORANGE AVENUE

Legend

Street Names

Parcel Lines

Ortho
Photography

Parcels



ZONING/LOCATION MAP

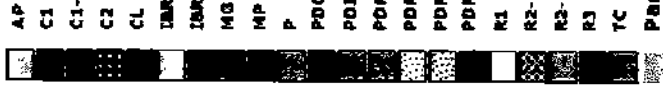
PA-05-11

Legend

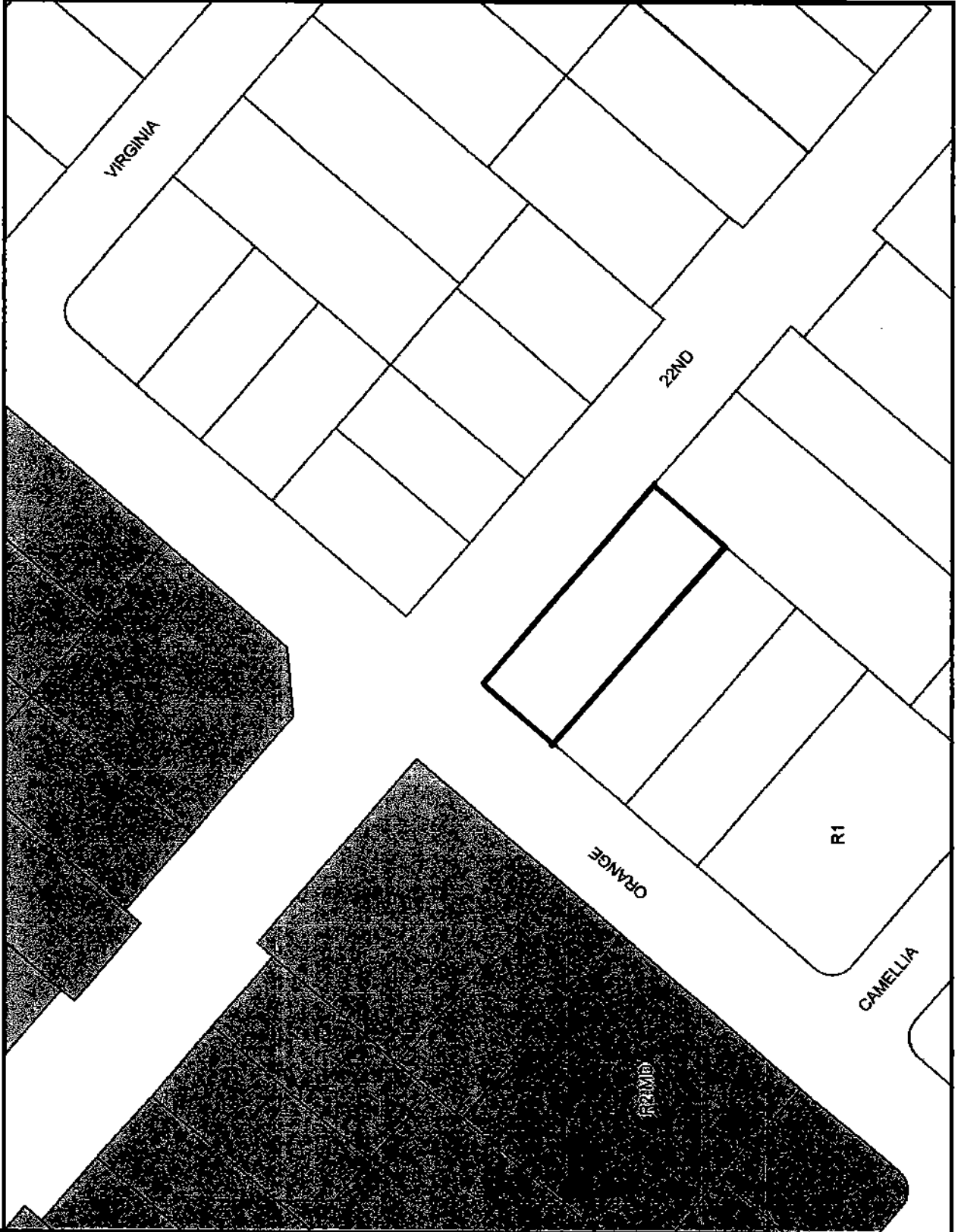
Street Names

Parcel Lines

Zoning



Parcels



Existing	1,327.5	Garage	325
2nd Unit	952		
Main Residence (1-story)	576		
Total	2,855		

New	1,610.3	Garage	325
2nd Unit (Converted from Unit 1)	952		
Main Residence (2-story)	1,331		
Total	3,900		

Driveways/Parking = 900

Lot Area = 9,610

Lot Coverage = 2,624 (94%)

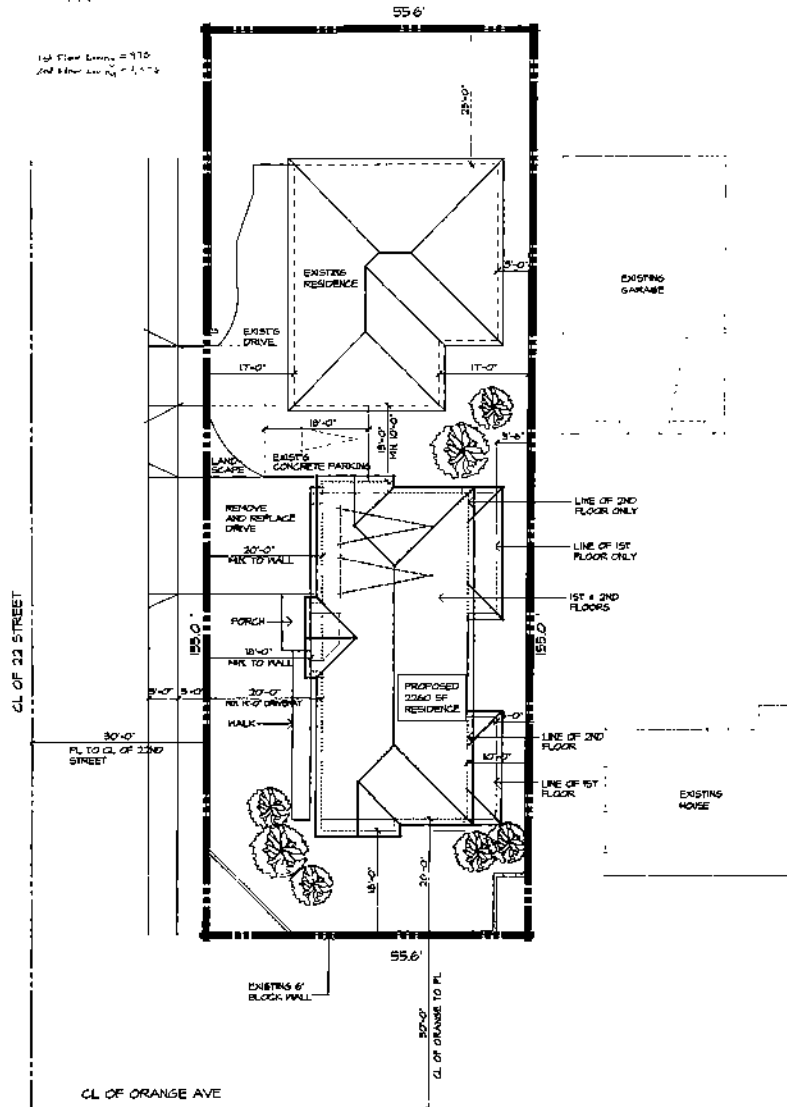
Main Residence

2nd Floor = 1,331 = 84%

1st Floor = 1,617

1st Floor Living = 970

2nd Floor Living = 1,170



NOTE:
RAISE EXISTING FRONT HOUSE AND
REPLACE WITH PROPOSED 22ND SF
HOME.



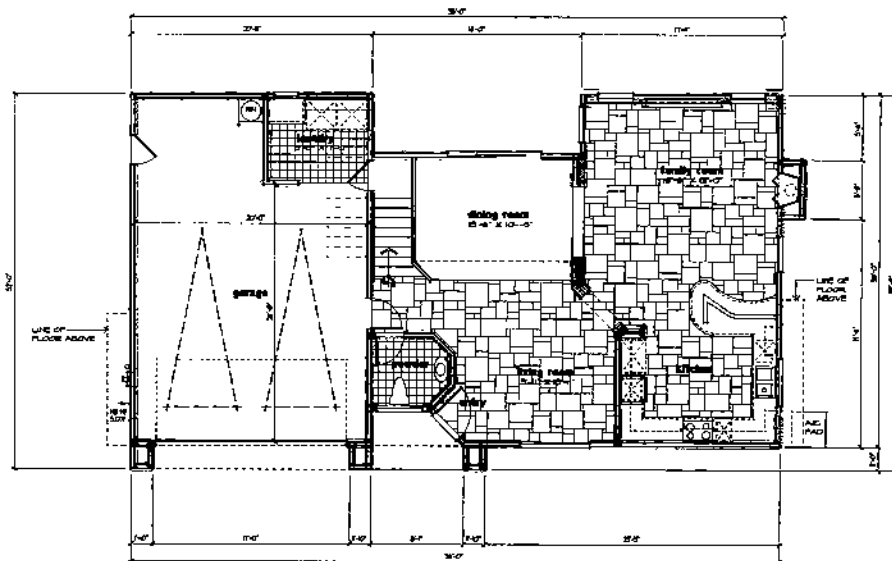
ARCHITECTURAL SITE PLAN

ARCHITECTURAL SITE PLAN
8635 SQ. FT.

GREG & LORI WILSON
CUSTOM HOME
22nd Street
Costa Mesa, California
KNITTER AND ASSOCIATES



2004/01 10/04/04



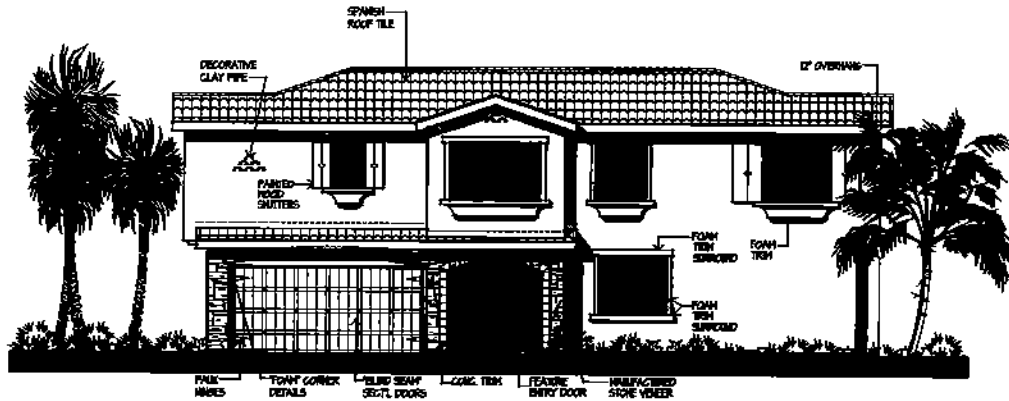
FIRST FLOOR PLAN

FLOOR PLAN
FIRST FLOOR PLAN
2260 SQ. FT.

GREG & LORI WILSON
CUSTOM HOME
22nd Street
Costa Mesa, California
KNITTER AND ASSOCIATES



200481 10/94/04



22ND STREET ELEVATION (LEFT/ NORTH ELEVATION)

ELEVATIONS

GREG & LORI WILSON CUSTOM HOME

22nd Street
Costa Mesa, California
KNITTER AND ASSOCIATES



2004H1 16/04/04



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE PLANNING DIV. AT (714)754-5245.**